Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
posicode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$555,000	000
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Median sale price

Median price	\$530,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/04/2024	to	30/06/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1406/12-14 Claremont St SOUTH YARRA 3141	\$545,000	15/07/2024
2	1217/7 Claremont St SOUTH YARRA 3141	\$600,000	29/04/2024
3	701/2 Claremont St SOUTH YARRA 3141	\$537,000	27/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/08/2024 12:14









Property Type: Apartment/Unit **Agent Comments**

Indicative Selling Price \$525,000 - \$555,000 **Median Unit Price** June quarter 2024: \$530,000

Comparable Properties



1406/12-14 Claremont St SOUTH YARRA 3141

(REI)

└─ 2

Price: \$545,000 Method: Private Sale Date: 15/07/2024

Property Type: Apartment



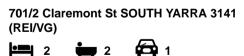
1217/7 Claremont St SOUTH YARRA 3141

(REI/VG)

Price: \$600,000 Method: Private Sale Date: 29/04/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$537,000 Method: Private Sale Date: 27/03/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



